

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
TUESDAY, JUNE 20, 2006

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MI 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
CHARLES OLIVER, MEMBER
JOA PENZIEN, MEMBER
ARNOLD THOEL, MEMBER
DEBORAH ZOLNOSKI, MEMBER

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Legal Counsel
Jerome Schmeiser, Planning Consultant
(Additional attendance on file at the Clerk's Office)

Chairman GALLAGHER called the meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

ROLL CALL

1. Clerk KOEHS called the roll and the entire Commission was present.

APPROVAL OF THE AGENDA

2. The agenda was reviewed and any additions, corrections or deletions were discussed and made.

MOTION by AUSILIO seconded by PENZIEN to approve the agenda as presented.

MOTION carried.

APPROVAL OF THE PREVIOUS MEETING MINUTES

3. The minutes of the previous meeting held on June 6, 2006 were reviewed and no additions, corrections or deletions were made.

MOTION by OLIVER seconded by ZOLNOSKI to approve the minutes of the meeting of June 6, 2006 as presented.

MOTION carried.

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AGENDA ITEMS

4. **Extension of Time; Tentative Preliminary Plat; Milano Industrial Subdivision No. 3;** Located on the north side of 23 Mile Road, approximately ½ mile east of Hayes Road; Leone Construction Company, Petitioner. Permanent Parcel No. 08-18-400-014. (Tabled from June 6, 2006)

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

Mr. Phillip Leone, representing the petitioner, was also present to answer any questions which the commission might have.

MOTION by KOEHS seconded by THOEL to approve the Extension of Time for the Tentative Preliminary Plat; Milano Industrial Subdivision No. 3 for a period of one year, to expire on June 22, 2007; Permanent Parcel No. 08-18-400-014.

MOTION carried.

5. **Extension of Time; Waterstone Office Center;** Located on the east side of Card Road, approximately 456 feet north of Hall Road; Section 35; Antonio Cavaliere, Petitioner. Permanent Parcel No. 08-35-300-006 and 08-35-300-007.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by AUSILIO seconded by PENZIEN to approve the Extension of Time for the Waterstone Office Center for a period of one year, to expire on July 5, 2007; Permanent Parcels No. 08-35-300-006 and 08-35-300-007.

MOTION carried.

6. **Revised Site Plan; St. John Health System Medical Center;** Located on the south side of 23 Mile Road, 490 feet west of Romeo Plank Road; Section 20; St. John Health System, Petitioner. Permanent Parcel 08-20-200-031.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that the only revision was to remove a detention basin that the engineers had determined was not necessary. He further stated his recommendation of approval.

Mr. Thomas Edwards, representing the petitioner, was also present to answer any questions which the commission might have.

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MOTION by AUSILIO seconded by PENZIEN to approve the Revised Site Plan for St. John Health System Medical Center; Permanent Parcel 08-20-200-031 with the following conditions, as recommended by the Planning Consultants:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
- 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in**

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accordance with the plan and elevations. If not developed with two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.

9. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
10. That all signs be designated on the site plan and meet the Township requirements.
11. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
12. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
13. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
14. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
15. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit two (2) plans on 11" x 17" paper.
16. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.

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17. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
18. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
19. That all requirements of the Zoning Ordinance be met.
20. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
21. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
23. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

MOTION carried.

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7. **Revised Site Plan; ABC Warehouse Truck Well Addition;** Located in Crosswind Shopping Center, on the northeast corner of Hall Road and Tilch Road; James Meinershagen, Petitioner. Permanent Parcel No. 08-31-300-025.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his concerns with the safety of the rear door accesses from the nearby stores and recommended that either a sidewalk or bollards be installed, whichever is practical, and that sound deadening device be installed at each door. He further stated his recommendation of approval.

Mr. James Swiatko, representing the petitioner, was also present to answer any questions which the commission might have.

MOTION by KOEHS seconded by PENZIEN to approve the Revised Site Plan for the ABC Warehouse Truck Well Addition; Permanent Parcel No. 08-31-300-025 with the following conditions as recommended by the Planning Consultants:

1. **The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. The Posts are to be installed in parking areas to protect exit doors, gas meters, etc.**
2. **The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
3. **The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
4. **The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
5. **Sidewalks to be provided to the satisfaction of the Township Engineer.**

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6. **Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
7. **That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
8. **An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
9. **That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
10. **That all signs be designated on the site plan and meet the Township requirements.**
11. **That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.**
12. **MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.**
13. **That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.**
14. **That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.**

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15. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit two (2) plans on 11" x 17" paper.
16. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
17. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
18. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited.
19. That all requirements of the Zoning Ordinance be met.
20. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
22. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
24. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

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This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

25. **That the site plan be revised indicating that sound deadening plastic strips be installed on the door facing the residential area.**
26. **That the revised site plan indicate that a 5' raised walkway be installed along the east side of the building, north of the proposed truck well in order to project the users of the rear doors of the units north of the truckwell. Further, steps should be taken to warn the users of those rear doors of the pending truck traffic.**

MOTION carried.

8. **Extension of Time; Landscape and Pathway Variance;** Clearstone Subdivision, located on the southwest corner of 26 Mile Road and Luchtman Road, Section 5; Galaxy Sign and Hoisting, Petitioner; Permanent Parcel Number 08-05-200-011.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by AUSILIO seconded by PENZIEN to approve the Extension of Time for the Landscape and Pathway Variance for Clearstone Subdivision for a period of 120 days, to expire on September 24, 2006; Permanent Parcel Number 08-05-200-011.

MOTION carried.

9. **Site Plan for Temporary Ground Sign;** Clearstone Subdivision, located on the southwest corner of 26 Mile Road and Luchtman Road, Section 5; Galaxy Sign and Hoisting, Petitioner; Permanent Parcel Number 08-05-200-011.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by KOEHS seconded by ZOLNOSKI to approve the Site Plan for Temporary Ground Sign at the Clearstone Subdivision; Permanent Parcel Number 08-05-200-011 for a period of one year with the following conditions as recommended by the Planning Consultants:

1. **That Section 10.0319 of the Zoning Ordinance be met.**
2. **That the ground sign be limited to 32 square feet.**

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3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. That the plan be revised indicating the total sign will set back 15' from Clearstone Drive.

MOTION carried.

10. **Preliminary Site Plan; Fairlane Estates Site Condominiums;** Located 1500' north of 21 Mile Road and 300' east of Card Road, Section 26; GTR Builders, Petitioner; Permanent Parcel Number 08-26-301-018.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that the curb lines in the cul-de-sac needed to be revised to eliminate the protrusions drawn on the current plans. He further stated his recommendation of approval, conditioned on the revisions being made.

Mr. Christopher Cousino, representing the petitioner, was also present to answer any questions which the commission might have.

MOTION by KOEHS seconded by PENZIEN to approve the Preliminary Site Plan for Fairlane Estates Site Condominiums; Permanent Parcel Number 08-26-301-018, with the standard conditions as recommended by the Planning Consultants, and with the stipulation that the curb lines in the cul-de-sac be revised to eliminate the protrusions drawn on the current plans, and with the following conditions as recommended by the Planning Consultants:

1. The petitioner shall prepare and submit engineering plans to the Township Engineer for the required approvals from the following agencies in compliance with the State Condominium Act and Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:
 - a. Macomb County Road Commission
 - b. Office of Public Works Commission of Macomb County
 - c. Macomb County Health Department
 - d. Macomb County Planning Commission
 - e. Michigan Department of Environmental Quality
 - f. All public utility companies affected.
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.

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2. The Township Engineer approves all engineering plans for the computed plan.
3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the preliminary plan approval be met.
5. That all public street drain crossings within the boundaries of the Tentative Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.
6. That all sites meet the requirements of the Township Zoning Ordinances.
7. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further the MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the unrecorded Master Deed be approved by the Township Attorney and Township Assessor prior to acceptance of the Final Plan Application.
10. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plan. That the petitioner submits (2) copies of the plan to the Supervisors office for addressing. Addresses will be assigned after final preliminary plan approval by the Township Board.
11. That the landscape areas be identified as a common area in the Master Deed. Further, that a bond in the amount to be determined by the Township Consulting Engineer be posted. The bond shall be posted prior to receiving construction permits from the Water/Sewer Department.
12. That the preliminary approval expires one year from the date of Township Board approval.

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13. If a 'phasing plan' has not been submitted it is assumed that this plan will be developed in one phase. Please be advised that any revisions to the phasing plan for this plan must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Preliminary Plan as a Revised Preliminary Plan.
14. That the preliminary approval expires one year from the date of Township board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any request for extension must be received by this office prior to the expiration date.
15. A revised drawing must be provided indicating footprints for buildings and driveways for units 11, 12, 13, 14, and 16.

MOTION carried.

11. **Site Plan for Temporary Sales Trailer; Lake Arrowhead Condominiums, Unit 105;** Located on the east side of Card Road about ½ mile north of 21 Mile Road, Section 26, LaSalle Homes, Petitioner; Permanent Parcel No. 08-26-151-105.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated that the Commission was only reviewing the Site Plan for the Temporary Sales Trailer, and that permission for the use would need to be from the Board of Trustees. He expressed his concerns regarding the parking surface, the landscaping and the maintenance of the grounds. Given these concerns, he also stated his recommendation of approval.

Mr. Ottadio Palazzolo, representing the petitioner, was also present to answer any questions which the commission might have. He indicated that the parking surface would be paved, the parking spaces would be 12' for handicapped parking and 10' for regular parking, and that he would landscape the front and maintain the remainder of the site.

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan for a Temporary Sales Trailer at Lake Arrowhead Condominiums, Unit 105; Permanent Parcel No. 08-26-151-105, provided that the parking surface is paved, the landscape is installed and the site is maintained.

1. The parking area shall be properly graded and drained to the satisfaction of the Township Engineer. The use of gravel material must be approved by the Township Board. Posts to be installed in parking areas to protect exit doors, gas meters, etc.

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2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
4. The curb radii, curb cuts, including their location, and the use of gravel material in ht approach area and other geometrics and designs, are subject to approval by the County Road Commission.
5. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
6. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be restored to the state as approved in the site plan for the permanent structures and sign within one (1) year in accordance with the plan and elevations. If not restored within one year from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the one year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
7. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
8. That all signs be designated on the site plan and meet the Township requirements.
9. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
10. That all requirements of the Zoning Ordinance be met.

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11. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
12. The Township Board must approve the use of the sales trailer and the surface of the parking lot.
13. That the use of the temporary sales trailer shall limited to one year from the date of this approval, after which time to be eliminated or approval extended by an action of the Planning Commission.
14. That the site plan be revised indicating that the minimum width of the parking spaces be 10' with the handicap space noted at 12'.
15. That the landscaping be shown for the setbacks along Kingsgrove and Homestead drives and the side and rear yard setbacks and between the sidewalk and curbs.

MOTION carried.

12. **Proposed Amendment to Zoning Ordinance;** Article III, Section 10.0311(f)(9), and Article VII, Section 10.0701 (D)(3)(b); Regarding fences.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval.

MOTION by AUSILIO seconded by PENZIEN to recommend approval of the proposed amendment to the Zoning Ordinance; Article III, Section 10.0311(f)(9), and Article VII, Section 10.0701 (D)(3)(b), regarding fences.

MOTION carried.

13. **Macomb Township Master Plan Amendment Proposal;** The Procedure for and the Review of the Commercial Market Analysis Report.

Mr. Jerome Schmeiser, Planning Consultant, reviewed this item and stated his recommendation of approval/denial.

Mr. Gilbert Zook, the author of the Commercial Use Study, was also present to answer any questions which the commission might have.

MOTION by KOEHS seconded by AUSILIO to forward this matter to the Macomb Township Board of Trustees with the recommendation that it be authorized for distribution and evaluation, as provided by statute.

MOTION carried.

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14. Motion to receive and file all correspondence in connection with this agenda.

MOTION by PENZIEN seconded by KOEHS to receive and file all correspondence in connection with this agenda.

MOTION carried.

PLANNING CONSULTANTS COMMENTS - NONE

PLANNING COMMISSIONERS COMMENTS - NONE

ADJOURNMENT

MOTION by KOEHS seconded by THOEL to adjourn the meeting at 8:35 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
Planning Commission Secretary